

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal No. 10059 Charles F. D. Egbert, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 21, 1969.

EFFECTIVE DATE OF ORDER - December 16, 1970

ORDERED:

That the appeal for variance of provisions of Section 7201.1 to permit waiver of one off-street parking space for single family dwelling at 2801 Davenport Street, N.W., Lot 32, Square 2272 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. Appellant proposes to construct a single-family dwelling on the property without providing an off-street parking space as required under the Zoning Regulations.
3. It is alleged that the extreme slope of the lot, measuring approximately 39 to 44 degrees would necessitate regrading the entire west portion of the lot from front to back, and the removal of all trees.
4. Appellant asserts that the regrading and removal of trees in the western portion of the lot, the upper part of which is fill, would cause slippage and erosion.
5. No opposition to the granting of this appeal was registered at the public hearing.

Appeal No. 10059
December 16, 1970
Page 2

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.